3111 Lomita Blvd, Torrance 90505

127 - South East Torrance - West

STATUS: **Active**
LIST CONTRACT: **11/10/20**
LISTING ID: **PV20238970**
PROP TYPE: **Commercial Lease**
PARCEL #: **7377004044**
PROP SUB TYPE: **Industrial**
LIST PRICE:
LIST $ ORIGINAL:

SQFT(SRC): **19,624**
SQFT LOT: **103,193**
ACRES: **2.369**
BUSINESS NAME:
BUSINESS TYPE: **Distribution, Industrial, Manufacturing, Medical, Regional Center, Retail, Single-Tenant, Special Use**
YEAR ESTABLISHED:
YEAR BUILT: **1972**
SLC:
LEVELS:
CURRENT USE: **Commercial**
MONTHLY RENT:
RENT MIN - MAX $/SF/YR:**$14.40 - $14.40**
NUMBER OF UNITS:
ENTRY LEVEL:
BUILDING STATUS:
OCCUPANCY:
BUILDING $/PER SQFT:
LAND $/PER SQFT:
DAYS ON MARKET: **1**
COUNTY: **Los Angeles**
PARCEL MASTER:
INVEST?:
A/C:**Yes**
FENCE:
HEAT:**Yes**

DESCRIPTION

Available February 1, 2021. High tech manufacturing, R&D, Call center, West cost branch are examples of what this 19,624 square feet building is suitable for. Great high class image in the most desirable area of Torrance. Lots of 3 phase power. Please Call 310-221-1136

BUSINESS URL:

BUILDING DETAILS

FEATURES: **Phone System**
HEATING: **Central**
LAUNDRY:
CLEARANCE: **10.00-12.00**
INDUSTRIAL TYPE: **High Tech/R&D, Manufacturing**
OFFICE CLASS:
ROOFING:
SECURITY:
CONSTRUCTION:
LOT: **Level with Street**

UTILITIES

ELECTRICITY: **220 Volts in Workshop, Heavy**
AMPERAGE: **1000**
VOLTS: **480**
UTILITIES: **Electricity Available, Phone Connected, Water Available, Water Connected**
WATER: **Public**

BUSINESS DETAILS

OWNERSHIP:
DAYS / HOURS OPEN:
FULLTIME EMPLOYEES:
LEASE EXPIRES:
EQUIPMENT VALUE:
SPECIAL LICENSES:
PART TIME EMPLOYEES
ACTUAL RENT:
INVENTORY VALUE:
YEARS CURRENT OWNER:
HOURS OWNER WORKS:
LEASABLE SQFT: **19,624**
MONTHLY NNN:
PARKING TOTAL: **30**

SQUARE FOOTAGE

CONDO SQFT: **19,624**
HIGH TECH FLEX SQFT:
RETAIL SQFT:
TOTAL SQFT:
INDUSTRIAL SQFT:
INDUSTRIAL MIN/MAX:
DIVISIBLE SQFT: **1**
LAND $/PER ACRE:
OFFICE SQFT:
OFFICE MIN/MAX:
RESIDENTIAL SQFT:

PARKING

PARKING TOTAL: **30**
UNCOVERED: **30**
CARPORT:
PARKING RATIO:

LAND

LAND USE: **Industrial**
LOT SIZE DIM.:
BUILDER NAME:
ZONING:
PARK NAME:
PHASE: **3**

TOPOGRAPHY: SURVEY TYPE:

TERMS

LEASE RENEW OPTION?: LEASE ASSIGNABLE?: MIN. DOWN AMOUNT:
LISTING TERMS: FINANCIAL RMKS: OWNERSHIP TYPE:
EXISTING LEASE TYPE: **Gross** CLOSE DATE:
INCLUSIONS: **Property Tax and Property Insurance.**
EXCLUSIONS: **Utilities**

OWNER / TENANT

OWNERS NAME: **Nasrin Vahidi** # of UNITS LEASED: MOVE-IN: **02/01/2021**
OWNER PHONE: **3102211136** ANCHORS / CO-TENANTS:
OWNER PAYS: **Insurance, Taxes**
TENANT PAYS: **All Utilities**

FINANCIAL

GROSS OPERATING INCOME: NET PROFIT: OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENTIAL MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED RENTS:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

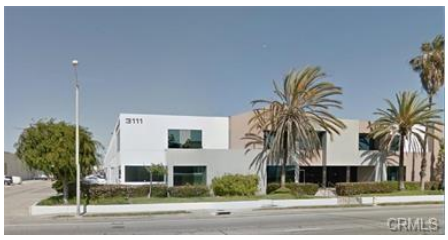
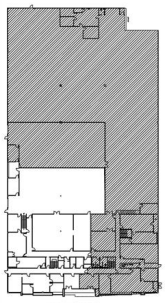
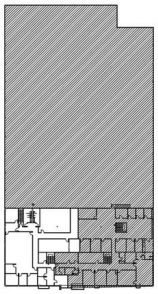
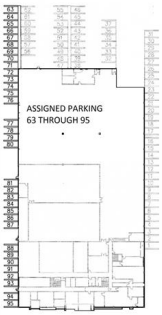
ACCOUNTING:
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE: TAX ANNUAL $: TAX YEAR:

PHOTOS

Click arrow to display photos